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PART IV-B

Rules and Orders (Other than those published in Parts I, I-A, and I-L) made by the Government of Gujarat under the Gujarat Acts

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar, 3rd July, 2026

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

No. GH/V/132 of 2026/UDUHD/TPS/e-File/18/2023/9389/L: WHEREAS, under Government Notification, Urban Development and Urban Housing Department No.GH/V/143 of 2018/TPS-112018-3258-L, dated 01.11.2018 the Government of Gujarat, in exercise of the powers conferred by section 48(2) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act") sanctioned the Draft Town Planning Scheme No. 431 (Aslali-Naz) (hereinafter referred to as "the said Draft Scheme") submitted by the Ahmedabad Urban Development Authority, Ahmedabad (hereinafter referred to as "the said Authority");

AND WHEREAS, in exercise of the powers conferred by section 50 of the said Act, the Government of Gujarat appointed the Town Planning Officer for finalizing the said Draft Scheme;

AND WHEREAS, the Town Planning Officer has submitted, to the Government of Gujarat, the Preliminary Town Planning Scheme No. 431 (Aslali-Naz) (hereinafter referred to as "the said Preliminary Scheme") as required under section 52(2) and section 64 of the said Act;

NOW THEREFORE, in exercise of the powers conferred by section-65 of the said Act, the Government of Gujarat hereby: -

(a) Sanction the said Preliminary Scheme with modifications enumerated in schedule appended here to;

(b) State that the said preliminary scheme shall be kept open for the inspection of the public, at the office of the Appropriate Authority, during office hours on working days;

(c) Fix the date of this notification as the date for the purpose of clause (b) of sub-section (2) of the section 65.

SCHEDULE

1. The condition "સદર મૂળખંડની સામે ફાળવેલ અંતિમખંડ/બિલ્ડીંગ યુનિટમાં રીડેવલોપમેન્ટ કરવામાં આવે ત્યારે યોજનામાં અપનાવેલ અન્ય ખુલ્લી જમીનના કપાતના ધોરણ મુજબ કપાત કરી, કપાત થતી જમીન સત્તામંડળને સુપ્રત કરવાની રહેશે. (નોંધ: હયાત બાંધકામના સુધારા/વધારામાં આ શરત લાગુ પડશે નહીં.)" is added in case no. 21 and 93 in remarks column of redistribution statement.

2. The condition "પ્રવર્તમાન નિયમોનુસાર મૂળખંડની જમીન ઉપરના ગુજરાત સરકાર વતી કલેક્ટરશ્રી, અમદાવાદના વળતર મેળવવાના હક્કો તેમજ સદર જમીનનો બિનખેતીનો ઉપયોગ કરવા માટે સરકારશ્રીને ચૂકવવાની થતી રકમ મેળવવાનો હક્ક અંતિમખંડની જમીન ઉપર ચાલુ રહેશે." is added in case no. 159 in remarks column of redistribution statement.

3. The condition no. 2 is deleted in case no. 198 in remarks column of redistribution statement.

4. The condition no. 19 on page no.47 of scheme book is deleted.

5. The sr. no.11 on page 39 and the content on page no.51 of scheme book is replaced by "શહેરી વિકાસ અને શહેરી ગૃહ નિર્માણ વિભાગના તા.૧૨.૧૦.૨૦૧૭ ના જાહેરનામાં ક્રમાંક: જીએચ/વી/૨૬૯ ઓફ ૨૦૧૭/ઈડીબી-૧૦૨૦૧૬-૩૬૨૯-લ થી મંજૂર અમલી સંકલિત સામાન્ય વિકાસ નિયંત્રણ વિનિયમો-૨૦૧૭ (સી.જી.ડી.સી.આર.-૨૦૧૭) તેમજ તેમાં વખતો વખત જે સુધારા સૂચવાય તે સુધારા સદરહું નગર રચના યોજના નં.૪૩૧ (અસલાલી-નાઝ) માં વિકાસ માટે લાગુ રહેશે.".

6. The area, boundary, location and purpose of the Final Plots shown in column no.2 and its area shown in column no. 3, are modified as shown in column no.4 and 5 respectively of table given below and as shown in the accompanying plan and redistribution statement.

Sr. No.	As per submitted Preliminary T.P. Scheme		Modified as	
	Final Plot Number	Final Plot area (Sq.mtr.)	Final Plot Number	Final Plot area (Sq.mtr.)
1	2	3	4	5
1.	133	3581	133	3581
2.	131/1/1	80756	131/1/1	80756
3.	1	1253	1	1253
4.	4	229	4	229
5.	207/1	14607	207/1	10339
6.	207/3	3701	207/3	7969
7.	293 (બગીચો)	21445	293/1 (બગીચો)	13476
			293/2 (સામાજીક માળખા)	4268
			293/3 (સામાજીક માળખા)	3701
8.	306 (સામાજીક માળખા)	6151	306 (અર્બન ફોરેસ્ટ)	6151

Sr. No.	As per submitted Preliminary T.P. Scheme		Modified as	
	Final Plot Number	Final Plot area (Sq.mtr.)	Final Plot Number	Final Plot area (Sq.mtr.)
9.	348 (સામાજીક માળખા)	11817	348 (અર્બન ફોરેસ્ટ)	11817
10.	312 (શાળા)	4988	312 (સામાજીક માળખા)	4988
11.	366 (શાળા)	4419	366 (સામાજીક માળખા)	4419
12.	351 (સામાજીક માળખા)	895	351 (સામાજીક માળખા(પાર્કીંગ))	895
13.	294 (ખુલ્લા વાણિજ્યના વેચાણ માટે (ફોર સ્ટ્રીટ વેન્ડર્સ એન્ડ હોકર્સ))	2389	294 (સામાજીક માળખા(પાર્કીંગ))	2389

Preliminary Scheme document, maps, redistribution statement shall be modified according to above.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,

Officer on Special Duty & Ex-Officio

Joint Secretary to Government.

Government Central Press, Gandhinagar.

Signature Not Verified
Signed by : BHOLUSINGH G THAKUR
Senior Manager
Government Central Press,
Gandhinagar
Date : 2026.07.09 08:37:20 IST